

242 Severance Road & 0 Roosevelt Highway: Preliminary Plat, Final Plat, and Site Plan Application

Staff Notes

Project: Subdivision – Planned Unit Development (Minor)

Application Number: PP-26-19

FP-26-20

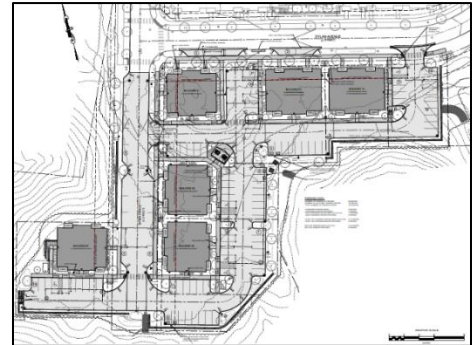
SP-26-38

Address: 242 Severance Road and 0 Roosevelt Hwy, Colchester VT

Accounts #04-030013-0000000 #04-032003-0000000

Landowner: Sunderland Farms Community LLC

Applicant: Sunderland Farms Community LLC



Application Type:	☐	Sketch Plan Application	Date: December 10, 2025
	☒	Preliminary Plat Application	Date: July 8, 2026
	☒	Final Plat (with Site Plan)	Date: July 8, 2026

Staff Recommendation

The request before the Board is to include a new parcel into the previously approved Sunderland Farms Community PUD, in order to construct six new 12-unit multi-unit dwellings. Staff recommends that the applicant walk through the application and staff notes with attention to the following sections:

- §4.03-F (Tables 4,5,6) Development Standards (Form-Based Code Compliance);
- §9.05-I Landscaping (Credit request and installation schedule);
- §9.05-J Streets (Phasing items);
- §9.05-N Storm Drainage and Erosion Control (Land Disturbance Clarification and Outside Storage/Parking Area);
- §9.05-P Outdoor Lighting (Conformance with Standards);
- §9.05-D(1) Lot Size Waiver;
- §9.07-D(5) Recreational Areas (amenities).

Once the Board is satisfied with the information, the hearing may be closed in order to issue a decision.

TO: Development Review Board
FROM: Logan Solomon, Development Review Planner
Zachary Maia, Director of Planning & Zoning
RE: Staff Notes for the July 8, 2026 Meeting
DATE: July 2, 2026

- c) **PP-26-19 FP-26-20 SP-26-38 SUNDERLAND FARMS COMMUNITY LLC:** Preliminary Plat, Final Plat, and Site Plan Applications to amend a Final Plat Approval for a Major Planned Unit Development in the General Development Three (GD3) District. Proposed amendment is to 1) add the Wright & Morrissey lot to the Sunderland Farms Community PUD; and 2) Construct six 12-unit multi-unit dwellings on Lots 11, 12, 13, 25, 26, and 27. Proposed project includes the extension of private infrastructure to serve the new dwelling units. Subject property is located at 242 Severance Road and 0 Roosevelt Hwy, Account #04-030013-0000000, and #04-032003-0000000.
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This project consists of a Preliminary Plat, Final Plat, and Site Plan Applications to amend a Final Plat Approval for a Major Planned Unit Development in the General Development Three (GD3) District. Proposed amendment is to 1) add the Wright & Morrissey lot to the Sunderland Farms Community PUD; and 2) Construct six 12-unit multi-unit dwellings on Lots 11, 12, 13, 25, 26, and 27. Proposed project includes the extension of private infrastructure to serve the new dwelling units. Subject property is located at 242 Severance Road and 0 Roosevelt Hwy, Account #04-030013-0000000, and #04-032003-0000000.

The subject property at 242 Severance Road obtained Final Plat approval on January 21, 2020 for a “Planned Unit Development to subdivide a 33.7 acre parcel into 40 lots in size from .13 acres to 8.86 acres to be comprised of mixed uses to include office commercial space, restaurant space, and residential units to be served by public streets.” The Final Plat approval was amended via approval on August 27, 2021, “to convert all infrastructure from publicly owned to privately owned.” The subject property most recently obtained Final Plat Approval to, “modify the sizes of Lots 5A, 7, 8, 9, and 10...” This approval included modifications to the infrastructure phasing plan, vertical construction phasing plan, and erosion control phasing plan.

The property at 242 Severance Road is partially developed and known as the Sunderland Farms Community PUD. Five (5) multi-unit dwellings have been constructed or are under construction, and a network of private roads and infrastructure is partially completed. The property at 0 Roosevelt Highway is located south of the Sunderland Farms Community PUD, and measures approximately ±53 acres in size. The two subject properties are bound on the north by a single-unit dwelling in the GD3 District; on the west by the Circumferential Highway ROW, the Severance Park property, the Severance Corner Village Center property, and single-unit dwellings in the GD3 and R3 Districts; on the south by Sunny Hollow Natural Area owned by the Town of Colchester; and on the east by the federally-owned Camp Johnson and the Pheasant Woods condominium development.

Article 4: Zoning District Standards

§ 4.03-A General Development Three District (GD3): The purpose of the GD3 District is “To facilitate a development pattern and interconnected street network within the Severance Corners Form-Based District that is modeled on traditional New England downtowns. The district shall be characterized by higher-density, mixed-use, multi-story buildings that can accommodate retail, office, commercial, light industrial, civic and residential uses. It shall have buildings set close to the sidewalk with entrances, storefronts and windows facing the street. Streets with curbs, street trees and sidewalks shall define small- to medium-sized blocks.” The proposed project includes the expansion of the Sunderland Farms Community PUD to include the 0 Roosevelt Hwy parcel, which are both located in the GD3 District.

§ 4.03-B Allowed Uses: Per Table 4-1, Multi-Unit Dwellings (Use 1.300) are permissible on the first and upper floors along C streets. The proposed project includes the extension of the C-Street portion of Shea Drive.

§ 4.03-C Establishment of Street Types: The proposed project includes the extension of the C-Street portion of Shea Drive. There are no changes proposed to the overall street types at Sunderland Farms Community PUD as previously approved by the DRB.

§ 4.03-D Classification of Street Types: The proposed project includes the extension of the C-Street portion of Shea Drive. The infrastructure in the Sunderland Farms Community PUD is privately-owned, and more discussion is under Article 9 related to the proposed extension of a private road. There are no changes proposed to the overall street types as previously approved by the DRB. Not more than 50% of the total length of new streets within any development shall be classified as a C street. The proposed C street extension will measure 317 linear feet (lf). The applicant’s narrative indicates that the Sunderland Farms Community includes 3,596 lf of new streets, of which 2,014 lf are B streets, and 1,582 lf are C streets (43.99%), which appears to comply with the 50% maximum for C streets.

§ 4.03-E Block Standards: No block, which includes an A or B Street, shall exceed a total perimeter length of 1,600 feet. Any block side on an A or B Street longer than 400 feet shall be broken up by a right-of-way allowing, at a minimum, through pedestrian connections. No changes are proposed to the A or B streets within the Sunderland Farms Community under this amendment application.

§ 4.03-F Development Standards: All development in the Severance Corners Form-Based District shall be subject to the standards set forth in Tables 2-6. Tables 2 and 3 are not applicable as development is not proposed along the A and B streets. The Staff Notes will ascertain compliance with Tables 4 through 6 below.

Tables 2 – 4: A-C Street Dimensional Standards: The applicant has requested certain waivers associated with the lot configuration related to additional lots. From the applicant’s narrative, it appears that certain lot size waivers are being requested as they were depicted on a plat, but not specifically authorized under the Decision. Staff

recommends that the Board consider these requests. The cover letter also requests additional lot size waivers for Lots 15, 16 and 17, and the applicant provided an example site plan for the Board's consideration.

Table 4. C Street Dimensional Standards: 4.A Lot Configuration: The proposed project primarily focuses on future development on Lots 11, 12, 13, 14, 25, 26, 26A, 27, and 17 (Open Space Lot). For lots fronting on C streets, lot width shall be between 30 ft minimum and 120 ft maximum. Lot depth shall be at least 80 ft minimum. The applicant has provided a Lot Summary Spreadsheet that addresses this criterion. The measurements of each lot requesting a modification is as follows:

New Lots & Lot Modification Requests – FP-26-20		
<i>“*” Denotes a lot with development proposed under this application</i>		
	Lot Width	Lot Depth
Regulation – A Street	Min 20 ft, Max 180 ft	Min 80 ft
Lot 4B	344.56 ft (no change to prior approval)	41.54 ft (no change to prior approval)
Lot 17 (Open Space)*	575.81 ft	>1,000 ft
Regulation – B street	Min 20 ft, Max 150 ft	Min 80 ft
Lot 3A	195.77 ft (no change to prior approval)	19.07 ft (Stuart Ave) 17.75 ft (Shea Dr) (no change to prior approval)
Lot 5	179.82 ft (no change to prior approval)	128 ft / 153.31 ft
Lot 5A	19.90 ft	226.16 ft
Lot 6	190.96 ft (no change to prior approval)	130.90 ft / 158.50 ft
Lot 17 (Open Space)*	241.09 ft (Stuart Ave) 529.42 ft (Dylan Ave)	>1,000 ft
Lot 21B	393.15 ft (Shea Dr) 179.21 ft (Stuart Ave) (no change to prior approval)	417 ft / 217.18 ft / 418.90 ft
Lot 24	885.33 ft	1,200.10 ft
Lot 24B	61.02 ft	20.31 ft (no change to prior approval)
Lot 27*	125 ft	128.00 ft
Regulation - C street	Min 30 ft, Max 120 ft	Min 80 ft
Lot 5	143.28 ft (no change to prior approval)	
Lot 6	142.50 ft (no change to prior approval)	
Lot 11*	96.16 ft (Dylan Ave) 106.21 ft (Shea Dr)	106.33 ft (Dylan Ave) 101.68 ft (Shea Dr)
Lot 12*	119.50 ft	134.97 ft
Lot 13*	83.00 ft	119.85 ft
Lot 14*	80.66 ft	115.85 ft
Lot 16*	112.94	55.88 ft
Lot 25*	101 ft	140.20 ft
Lot 26*	101 ft	156.28 ft
Lot 26A*	49 ft	114.91 ft
Lot 27	125 ft	128.00 ft

The Board retains the authority to modify lot dimensional requirements under §9.07. The requests to clarify previously issued, but not directly identified, reductions or

modifications of dimensional requirements is supported by Staff. **The following shall be addressed prior to the Board’s consideration of any modifications:**

- **The waivers and modifications requested for Lots 11, 12, 13, 14, 25, 26, 26A, 27 and 17 align with the proposed development under this application and are supported by Staff.**
- **It appears that Lot 27 does not require a waiver under the B Street Standards. Applicant shall clarify at the hearing.**
- **Lot 24 is not clearly identified on Plan Sheet C-1. It is not clear what waivers are requested.**
- **The applicant should confirm that Lot 17 is the open-space lot.**
- **Lots 15 and 16 do not have development proposed at this time, but the applicant has provided a plan sheet to depict future parking on lot 15 and a future amenity lot on Lot 16. The Board is advised that no development will be approved on these lots at this time, but may consider issuance of the waivers if the general idea is supported.**

The maximum lot coverage for lots fronting on C streets is 85% maximum. The applicant has provided a Lot Summary Spreadsheet that addresses this criterion, noting that lot coverage varies lot-to-lot between 62.80% on Lot 27, to 78.29% on Lot 12. All lots comply.

Table 4. C Street Dimensional Standards: 4.B Building Placement: The proposed project includes the construction of six multi-unit dwellings on Lots 11, 12, 13, 25, 26, and 27. The applicant has provided a Lot Summary Spreadsheet that outlines building setbacks. The building on Lot 11 is 7 ft from the property line on Dylan Ave and 9.08 ft from the property line on Shea Dr. The building on Lot 12 is 10 ft from the property line on Dylan Ave. The building on Lot 13 is 10 ft from the property line on Dylan Ave. The building on Lot 25 is 7 ft from the property line on Shea Dr. The building on Lot 26 is 7 ft from the property line on Shea Dr. The building on Lot 27 is 8 ft from the property line on Shea Dr. All lots appear to site the building within the minimum 6 ft and maximum 24 ft front setbacks. All lots appear to comply with the minimum 0 ft side setback, with side setbacks varying lot-to-lot between 5 ft for Lot 25/Lot 26 and 84 ft on Lot 27. The building on Lot 12 is 63 ft from the rear property line. The building on Lot 13 is 43 ft from the rear property line. The building on Lot 25 is 91 ft from the rear property line. The building on Lot 26 is 91 ft from the rear property line. The building on Lot 27 is 54 ft from the rear property line. All lots appear to comply with the minimum 12 ft rear setback. **It should be clarified in the table that Lot 11 is a corner lot, and as such will have two front and two side setbacks;** The lot will not have any rear setbacks. No accessory buildings are proposed at this time.

Table 4. C Street Dimensional Standards: 4.C Building Form: The proposed project includes the construction of six multi-unit dwellings on Lots 11, 12, 13, 25, 26, and 27. All proposed buildings are principal buildings on their own lots. Each building is to be 3 stories in height, which complies with the minimum 1.5 stories and maximum 3 stories. The ceiling height for floors 1 and 2 of each building is to be 10 ft 4 inches, and the third floor will measure

9 ft 1 in., which complies with the minimum 8 ft and maximum 12 ft height. No accessory buildings are proposed at this time.

Table 5: Architectural Standards: Per Table 5.B, Street-facing building facades shall have a defined base, middle and top formed by an articulated cornice and roof. The applicant has proposed slightly varying designs of each building. Building 11 and 27 include vertical ship lap metal siding on the first floor, horizontal ship lap metal siding on floors 2 and 3, and laminated siding with exposed fasteners as accents on all three floors. Buildings 25 and 26 include horizontal ship lap metal siding on floors 1 and 2, a mix of vertical and horizontal ship lap metal siding on floor 3, and laminated siding with exposed fasteners as accents on all three floors. Buildings 12 and 13 also use horizontal ship lap metal siding on floors 1 and 2, a mix of vertical and horizontal ship lap metal siding on floor 3, and laminated siding with exposed fasteners as accents on all three floors. All buildings will have a 5/12 asphalt shingle roof. All buildings will be located on a C street, so an expression line is not required for any building, and an articulated vertical façade of 50% or greater is not required. All building facades facing a C Street shall incorporate at least one of the following elements: porches, balconies, stoops, or bay windows. All buildings incorporate porches and balconies. All porches and balconies measure 6 ft in depth (minimum 6 ft, maximum 16 ft), and 12 ft in width (minimum 8 ft). A minimum vertical clearance of 8 ft is required for porches and the proposed first and second floor appears to comply. **It is unclear whether the third floor porches complies with the minimum vertical clearance of 8 ft for porches and the applicant shall address this at the public hearing.** It is noted that porches and balconies shall be open and unenclosed and that ground-floor front porches shall not be screened.

Street-facing building façades greater than 60 feet in width shall be divided into bays. Buildings 12 and 13 have facades measuring 74 ft and Buildings 25 and 26 have facades measuring 66 ft and these buildings must comply. Buildings 11 and 27 have street facing facades measuring 60 ft and do not need to comply. The plans delineate the proposed bays, which appear to meet the minimum 4 ft depth requirement. The bays range between 20 ft 6 in. and 25 ft in width (minimum 20 ft, maximum 60 ft).

Buildings fronting on C Streets shall have pitched roofs. A pitched roof has been provided for each building. Pitched roofs shall be a symmetrical gable, hip, gabled hip, hipped gable or cross gable with a pitch no less than 5:12. The applicant is proposing a hip roof with a 5:12 pitch. Secondary shed roofs with a pitch no less than 2:12 may be used over building elements such as porches or dormers. The applicant is proposing 3:12 shed roof extensions over the proposed multi-story porches. Eaves shall have a minimum depth on all buildings of 18 inches. The Plans for all buildings note that all eaves will have a minimum depth of 18 inches.

Per Table 5.D, the ground floor of buildings fronting on C streets shall have 30% minimum openings and upper floors must have 10% minimum openings. Per notes on the plan sheets, Buildings 11 and 27 will have 30.4% and 30.5% minimum openings on the first

floor, with upper floors ranging between 26.7% and 28.2% in minimum openings. Buildings 25 and 26 will have 30.5% minimum openings on the first floor, with the upper floors having 28.2% in minimum openings. Buildings 12 and 13 will have 31.9% minimum openings on the first floor, with the upper floors having 29.8% in minimum openings. All appear to comply. The maximum span of blank walls for all streets is 20 ft, and all buildings appear to comply.

All windows facing streets, except for storefront display windows, shall be rectangular or arched & shall be oriented vertically. Vertical windows may be grouped in a horizontal opening. The applicant is proposing rectangular aluminum-clad double-hung windows adjacent to one another to meet this requirement. Windows facing streets shall use transparent glazing materials and shall provide view of interior spaces. **It appears that the applicant will meet this requirement, but this should be confirmed at the hearing.** Except as part of a storefront, windows shall not be closer than 2 feet to building corners. Windows appear to meet this requirement per the provided architectural plan set. No shutters or drive-through service windows have been provided. Pedestrian-entry doors shall be provided at intervals no greater than 50 feet along all street-facing facades. The applicant has provided pedestrian entry doors at intervals less than 50 feet and appear to comply. The applicant shall ensure that the pedestrian entry doors are accessible from ground-level. Sliding, patio-style doors shall not be located on ground-floor, street-facing facades. The applicant has proposed aluminum-clad hinged patio doors on the first floor with aluminum clad sliding patio doors on the upper floors. No service, security, or garage doors are proposed on the street facing façade of either building. The buildings are residential in use and do not have storefront windows.

Table 6: Parking Standards: Per Table 6A, surface parking located on a lot with a principal building shall be located behind the principal plane of the building and a minimum of 9 feet from the front lot line. The new buildings on Lots 11, 12, 25, 26, and 27 are served by parking located on the same lot as the building, and Lot 13 is served solely by parking located on a separate lot. All parking on Lots 11, 25, 26, and 27 appear to be located behind the principal plane of the building. **It is unclear whether the parking area west of Building 12 is located behind the principal plane of Building 12 and the applicant should clarify this at the hearing.** The parking on Lots 11, 12, 25, 26, and 27 appears to meet this minimum 9 ft front setback. Parking is provided on a separate lot on Lots 14 and 26A, and shall be set back 10 ft minimum from the C street with landscaped green spaces. This 10 ft minimum setback and landscaped green space requirement appear to have been met for both Lots 14 and 26A. An above-ground parking structure is not proposed at this time. No underground parking is proposed at this time. Parking lots shall not have more than 10 consecutive parking spaces per row. All parking appears to comply with this requirement. The applicant is not proposing multiple aisles of parking but is proposing islands of at least 9 ft in width to break up rows of parking as required under this section. Use of LID approaches to stormwater management within surface parking lots is encouraged and landscape strips may be used to collect and infiltrate runoff. It appears that the usage of landscape strips reduces the amount of impervious surface on the

properties, but stormwater is generally managed through a catch basin system for on-site treatment as generally depicted on Sheet C-5.

There are no minimum number of parking spaces required for any use within the GD3 District. The applicant is proposing 103 parking spaces, of which 88 parking spaces are off-street parking spaces, 6 will be ADA accessible spaces, 6 will have access to Level 2 EV Chargers, and 6 Bicycle Parking spaces will be provided. No surface parking lot shall include more than 150 spaces. This calculation shall include all contiguous parking areas not separated by buildings, streets, or green spaces at least 50 feet in width. The overall parking complies with this requirement. The applicant is proposing 15 on-street parking on the private road, which will be subject to review and approval by the Department of Public Works.

Article 8: Site Plan Review Regulations

§ 8.07-A(1) Water/Air Pollution (Septic): See §9.05-H.

§ 8.07-A(2) Water: See §9.05-G.

§ 8.07-A(3) Coverage/Stormwater: See §9.05-N.

§ 8.07-A(4) Traffic /Access/Circulation: See §9.05-J and §9.05-M.

§ 8.07-A(5) Setbacks: See discussion under Article 4 and §9.07.

§ 8.07-A(6) Historic Sites / Natural Areas: See §9.05-B.

§ 8.07-A(7) Scenic Beauty/Aesthetics: The proposed development is located on properties in the General Development Three (GD3) District, which is a high-density, mixed use zoning district. See §9.05-S.

§ 8.07-A(8) Public Facilities: According to the Colchester, Vermont Official Map (2017), there are no planned municipal facilities or recreation areas in proximity to the subject property.

§ 8.07-A(9) Municipal Services: There do not appear to be any undue effects on the provision of municipal services as part of this project. See discussion under §9.05-R.

§ 8.07-A(10) Character of the Area: In the 2019 Colchester Town Plan, the project is located within the Growth Center Neighborhood, which states “As the Town’s designated growth center, Severance Corners is the focal point for the community’s growth during the term of this plan and the long term. The area is served by both municipal fee-based water and fee-based sewer...Development for this area should attempt a balance of residential and commercial uses, respecting markets which ultimately determine this balance... Form based zoning was implemented in 2013 to encourage higher densities and additional commercial development...”

The proposal to develop six multi-unit dwellings within the Sunderland Farms Community PUD appears to conform with the 2019 Town Plan.

§ 8.07-A(11) Town Municipal Plan: In the 2019 Colchester Town Plan, the project is located within the Growth Center Neighborhood, which states “As the Town’s designated growth center, Severance Corners is the focal point for the community’s growth during the term of this plan and the long term. The area is served by both municipal fee-based water and fee-based sewer...Development for this area should attempt a balance of residential and commercial uses, respecting markets which ultimately determine this balance... Form based zoning was implemented in 2013 to encourage higher densities and additional commercial development...” The proposal to develop six multi-unit dwellings within the Sunderland Farms Community PUD appears to conform with the 2019 Town Plan.

§ 8.07-A(13) Parking: Under §10.01-A(5), parking in the GD3 District is not subject to the requirements of §10.01. See Article 4 for assessment of the relevant parking standards in the GD3 District.

§ 8.07-A(14) Lighting: See §9.05-P.

§8.07-A(15) Compliance with Article 10: The application will be expected to comply with Article 10 of the Colchester Development Regulations.

§ 10.05 Utility Cabinets and Similar Structures: It appears that utility cabinets will be proposed to serve the underground electrical connections for the proposed buildings. The utility cabinets appear to be generally screened with landscaping as depicted on Sheet C-6.

§ 10.06 Trash Containers: The applicant has proposed one centralized trash enclosure to serve the 72 dwelling units. While a detail has not been provided, compliance with this section will be expected. An opaque screen that is the minimum height of the containers shall be provided. The location of the trash containers shall not be in a visually prominent area and shall generally be behind a building and not visible from the right-of-way. Trash containers shall be located so as to not interfere with circulation on the site. Where feasible the trash container screening shall also include a latching gate.

Article 9: Subdivision Regulations

§ 9.04 Application, Review and Approval Procedure: The subject property obtained Final Plat approval for a Planned Unit Development on January 21, 2020, August 27, 2021, and November 18, 2024. Any modification to an approved final plat plan requires an application for amendment. Minor amendments may be processed as a final plat application. The applicant is proposing lot size modifications within the Sunderland Farms PUD, and the inclusion and subdivision of the Wright & Morrissey parcel at 0 Roosevelt Hwy. Due to the overall modifications, Staff has recommended that the applicant undergo the major subdivision process to accommodate these

modifications. At a previous DRB meeting, the Board provided consent to combine the preliminary plat and final plat hearings on this proposal.

§ 9.05-A Required Improvement List: The following are required improvements:

- Monuments;
- lot markers;
- landscaping;
- Water supply infrastructure as specified in Chapter Eight of the Colchester Code of Ordinance and / or the Chapter Fourteen of the Colchester Code of Ordinances (Public Works Standards) and / or septic and / or sewage infrastructure as specified in Chapter Eight of the Colchester Code of Ordinance and / or Chapter Fourteen of the Colchester Code of Ordinances and / or Chapter 10 of the Colchester Code of Ordinance;
- Roadways and associated improvements, such as but not limited to signage, as specified in Chapter Fourteen of the Colchester Code of Ordinances;
- Street trees as specified in Chapter Fourteen of the Colchester Code of Ordinances;
- Sidewalks and paths as specified in Chapter Fourteen of the Colchester Code of Ordinances;
- Street lighting as specified in Chapter Fourteen of the Colchester Code of Ordinances;
- Stormwater infrastructure as specified in Chapter Fourteen of the Colchester Code of Ordinances;
- Fire hydrants as specified in Chapter Fourteen of the Colchester Code of Ordinances;
- Other capital improvements as required by the Board.

The project is for an amendment to a major Planned Unit Development. The property obtained Final Plat approval on January 21, 2020, August 27, 2021, and November 18, 2024 at which time monuments, lot markers, landscaping, water supply & sewer infrastructure, roadway improvements, street trees, sidewalks and paths, street lighting, stormwater infrastructure, and fire hydrants were reviewed. The applicant obtained Final Plat Amendment approval on August 27, 2021 to change the ownership of the infrastructure serving the subdivision from public to private ownership. The proposed modifications include the extension of private infrastructure to serve Lots 25, 26, 26A, and 27.

§ 9.05-B Suitability of Land: The subject property has been partially developed in accordance with the previously approved Planned Unit Development. The Overall Existing Conditions Plan (Sheet C-1) identifies the following natural resources: VSWI Class II wetlands (and associated 50 foot buffer); slopes exceeding 45 degrees (and associated 50 foot buffer under 2.05-F); Significant Natural Community (S1 – Dry Pine-Oak-Heath Sandplain Forest); State Threatened RTE Species (American Brook Lamprey Category); and Rare RTE Species (Silver Lamprey). The parcel at 0 Roosevelt Highway according to the Vermont Natural Resource Atlas also includes mapped surface waters and a not-state and not-federally protected Rare Threatened or Endangered Plant Species habitat. No modifications or development are proposed in these identified natural areas on the property. **Prior to the issuance of a building & zoning permit, the applicant shall**

coordinate with the Vermont Fish & Wildlife Department to review any potential impacts to mapped RTE species.

§ 9.05-C Lot Layout: The subject property has been partially developed in accordance with the previously approved Planned Unit Development. The applicant is proposing lot size modifications under review in §4.03 and §9.07.

§ 9.05-D Building Envelopes: The Development Review Board may require the designation of building envelopes that limit the location of buildings, structures and parking areas to one or more portions of a subdivided lot. As discussed under §9.05-B, there are some natural features that may pose limitations on development on 0 Roosevelt Hwy.

§ 9.05-E Monuments and Lot Corner Markers: Permanent right-of-way monuments shall be set at all street intersections, and at all angles and curves or other critical points in street lines as will enable a land surveyor to correctly stake out any lot in the subdivision. Each monument shall be a precast concrete post four inches by four inches (4" x 4") at the top by forty-eight inches (48") long. The top shall have a center mark which shall be the point of reference. The monuments shall be set in place after all other street improvements are completed. Lot corner markers shall be set at corners and angle points of all lots, plots, or parcels, and located in the ground to finished grade. All revised and new lots will be expected to comply with these requirements.

§ 9.05-F Energy Conservation: The proposed development appears to increase the number of dwelling units in the Sunderland Farms Community PUD, which is located in an area planned for dense mixed-use development. Prior to issuance of a Certificate of Occupancy for each new unit, a certificate shall be required to be recorded in the Colchester Land Records certifying compliance with the Residential or Commercial Building Energy Standards.

§ 9.05-G Water Supply: The subject properties are located within the Colchester Fire District 3/Champlain Water District service territory. The Sunderland Farms Community PUD obtained an allocation from the Champlain Water District as part of the final plat approval in the amount of 64,931 gpd. The proposed development associated with Lots 11, 12, 13, 14, 25, 25, 26A, and 27 will require 11,760 gpd total. Overall, the proposed flow for the entire PUD will increase to 43,700 gpd of water, which is within the previously approved allocation. The applicant has submitted email correspondence from Matt Guerino, Director of Distribution at the Champlain Water District, that the prior Ability to Serve Letter for the Sunderland Farm Community PUD is still current.

The applicant will be expected to comply with the memo from the Champlain Water District titled, "FP-26-20, Sunderland Farms Community- Final Plat", dated June 24, 2026, with attention to plan specific comments as follows:

1. Please continue to communicate with Colchester Water System and CWD Staff during water line and appurtenances.

§ 9.05H Sewage Disposal: The subject properties are located within the Town of Colchester's Sewer Service Area. The proposed dwellings will be served by municipal sewer. The Sunderland Farms Community PUD obtained an allocation from the Town of Colchester as part of the final plat approval. The proposed development associated with Lots 11, 12, 13, 14, 25, 25, 26A, and 27 will generate a total of 10,920 gpd. Overall, the proposed flow for the entire PUD will increase to 40,451 gpd of sewer, which is within the previously approved allocation of 46,138 gpd.

Per the memo from the Department of Public Works titled, "242 Severance Road – PP-26-19/FP-26-20/SP-26-38" dated June 25, 2026:

1. The Department of Public Works provides only a cursory review any wastewater and water designs. The Town has reverted its authority to administer the Wastewater Rules back to the State of Vermont. A Wastewater and Potable Water Supply Permit may be required for this project. If so, a copy of the permit approval is required prior to the issuance of any building permit.
2. Applicant has submitted a summary table associated with Water/Sewer Allocation assigned to Sunderland Farms Community. Reviewing Town documentation and the applicant's summary table, there is adequate sewer allocation owned by the applicant and available to serve this project.
3. As the project advances through the various stages of development, occupancy of any structure shall not be granted until a wastewater installation certification letter is received, or the project is deemed exempt from this requirement by the authority having jurisdiction. Prior to the issuance of a certificate of occupancy, the Department of Public Works (DPW) shall be notified of any new connections to the sewer system. A copy of the wastewater installation certification letter shall be forwarded to DPW. The wastewater installation certification letter shall confirm that all downstream wastewater infrastructure has been installed, tested, and certified in accordance with the approved plans for this project and the overall development project.

§ 9.05-I Site Preservation and Landscaping: The development shall have adequate landscaping, screening and setbacks in regard to adjacent properties in accordance with §10.04. The subject properties are located within a previously-approved PUD for a mix of high-density residential and commercial uses, in a zoning district that encourages this development pattern. Per §10.04: "Landscaping and screening shall be required for all uses subject to Development Review Board review. In evaluating landscaping and screening requirements, the Development Review Board shall promote the retention of existing trees while encouraging the use of a variety of plant species...The Development Review Board shall require minimum planting costs for all site plans: three percent of the construction or improvement cost. In evaluating landscaping requirements, some credit may be granted for existing trees or for site improvements other than tree planting as long as the objectives of this section are not reduced."

The estimated cost of construction is \$15,000,000, which would result in a minimum landscaping cost of \$450,000. The applicant is proposing \$224,346 in total landscaping costs, which appears to be \$225,654 less than this requirement. Per the applicant narrative, additional tree clearing is limited to the footprint needed to construct the proposed buildings and site work and the "no

clearing buffer” that was associated with prior PUD approval will be extended to the south to ensure that an adequate buffer will be maintained between the Sunderland Farms development and the Pheasant Woods development. Additionally, the narrative notes much of the Wright & Morrissey lot will be placed in conservation. The applicant provided a Tree Appraisal memo which, in summary, would place 33.8 acres into conservation and utilized a standardized method of tree appraisal to estimate the value of the existing trees at \$10,948,293.30. **The Board shall determine whether credit for existing trees within the no-clearing buffer is warranted toward satisfaction of the 3% minimum landscaping requirement in accordance with §10.04 of the Colchester Development Regulations.**

The applicant has provided a landscaping budget spreadsheet which details \$76,824 in new plant costs; \$67,915 in soil, mulch, sod, and landscape fabric; and \$79,607 in labor, warranty, and maintenance costs. The proposed landscaping plan is detailed on sheet C-6. The property appears to maintain existing vegetation which appears to screen the proposed development from the west, east, and south. Screening does not appear necessary to the north as this area is part of the Sunderland Farms Community PUD.

Prior to issuance of a building & zoning permit, the applicant shall provide a suitable escrow, letter of credit, or similar form of surety to guarantee the performance and completion of all planting required for a period of no less than two years from the date of landscape installation, and the applicant shall enter into a landscape improvement agreement with the Town of Colchester. Prior to issuance of a certificate of occupancy, all required landscaping shall be installed.

It should be noted that per the requirement under §10.04, the Town shall inspect all landscaping and screening prior to issuance of a Certificate of Occupancy. It is unlikely that all foundation plantings will be installed at the same time unless construction of all buildings is completed at the same time. **It is noted that all street trees shall be installed at time of CO for the building/parking associated with the frontage, and this condition will still apply. Staff recommends inclusion of a condition that all landscaping on a lot shall be installed prior to a CO being issued for that Lot. Additionally, landscaping on Lot 26A shall be installed prior to the issuance of a CO on Lot 26. Landscaping on Lot 14 shall be installed prior to the issuance of a CO on Lot 13.**

§ 9.05-J Streets: The Sunderland Farm Community PUD obtained Final Plat approval for a Planned Unit Development on January 21, 2020. As part of that approval, the applicant proposed a network of public roads and publicly owned infrastructure to serve the development. On August 27, 2021, the Sunderland Farm Community PUD obtained Final Plat approval to amend the previous approval to convert the publicly-owned infrastructure to private ownership. It was understood, and included as part of the approval, that no modifications were made to the actual infrastructure. The November 18, 2024 approval included the following revised phasing plan, which has been proposed to be modified by the applicant as follows (in red):

- a. Phase 1 (Present – ~~5/1/2026~~ **10/15/2026**): Remaining ROW work along Shea Drive STA 200+00 to 207+50, Dylan Avenue STA 100+00 to 106+50, Stuart Avenue STA 306+50 to

311+35; 50' curb construction, ~~±90'~~ ±65' sidewalk construction (**excluding sidewalk along Dylan Avenue**), ~~install street trees in front of non-building lots (west side of Shea Drive, east side of Dylan Avenue, around Lot 5 & 6), establish grass in green belts,~~ and install signage. **Excluding curb, sidewalk.**

- b. Phase 2 (~~4/15/2025~~ **Present** – 10/15/2026): Remaining ROW work along Shea Drive STA 207+50 to 209+25, Dylan Avenue STA 106+50 to 112+15; ±1,225' curb construction, ±1,230 sidewalk construction, ±235' recreation path construction, ±560' road construction/paving, place topsoil & establish grass in green belts, and install signage.
- c. Phase 3 (~~7/1/2025~~ **1/1/2026** – ~~6/1/2026~~ **12/31/2026**): Playground & amenity area construction at southwest corner of Shea Drive & Stuart Avenue (Lot 18 & 18A).
- d. Phase 4 (4/15/2026 – 10/15/2027): Remaining ROW work along Stuart Avenue 300+00 to 306+50; ±155' curb construction, ±570' sidewalk construction, ±305' recreation path construction, install street trees in front of non-building lots, place topsoil & establish grass in green belts, and install signage. **Extend Shea Drive STA 209+25 to 212+46**
- e. Phase 5 (7/1/2026 – 10/15/2028): Remaining ROW work along Pegs Cove STA 405+15 to 409+60; ±620' curb construction, ±235 sidewalk construction, ±225' road construction/paving, place topsoil & establish grass in green belts.
- f. Phase 6 (10/15/2027 – 10/15/2028): Install stormwater pond fence, trail & seating area near pond, remainder of split rail fence along Pegs Cove to stormwater pond end point.

For any Infrastructure Phase above to be complete, the following items shall be completed:

- a. Roadways with base coat, catch basins, paint, curbs, and signage;
- b. Stormwater infrastructure to treat the impervious surface;
- c. Sewer lines under the road and sewer infrastructure providing function
- d. All lighting poles;
- e. Sidewalks, Paths, and/or Crosswalks;
- f. Water Lines and Hydrants;
- g. Finish Grading within the Right-of-Way; and
- h. Submission of as-built plans to the Department of Public Works.

The Board also approved the following Vertical Construction Phasing Plan, which the applicant is proposing to modify as follows:

- a. Lot 19 & 19A – Completed
- b. Lot 6 & 6A – Completed
- c. Lot 5, 5A, 5B – ~~Construction underway, to be completed by 12/1/2024~~ **Completed**
- d. Lots 7, 8, 9 & 10 – ~~Construction to begin 1/1/2025,~~ **Construction underway,** to be completed by 6/1/2026
- e. Lots 18 & 18A – Construction to begin ~~7/1/2025~~ **1/1/2026**, to be completed by ~~6/1/2026~~ **12/31/2026**
- f. Lots 11 ~~thru 16,~~ **12, 13, 14, 25, 26, 26A, & 27** – Construction to begin 2026, to be completed ~~2028~~ **2029**
- g. **Lots 15 & 16 – Construction to begin 2027, to be completed 2029**
- h. Lots 2, 3 & 3A – Construction to begin 2027, to be completed 2030
- i. Lots 20, 21, 21A – Construction to begin 2029, to be completed 2032

- j. Lots 23, 23A & 24A – Construction to begin 2030, to be completed 2033
- k. Lot 1, 4, 4A & 4B – Construction to begin 2032, to be completed 2035
- l. Lot 22 – Construction to begin 2034, to be completed 2036

Staff understands that the proposed modifications generally recognize progress made to date, push back the timeframe to construct the playground and amenity area by 6 months, and include the new lots in the vertical construction phasing plan. **The applicant shall explain the reasoning for pushing back the playground construction at the hearing.**

Per the memo from the Department of Public Works titled, “242 Severance Road – PP-26-19/FP-26-20/SP-26-38” dated June 25, 2026:

1. Previous comments regarding Plan Set Drawing C-8 Shea Drive roadway cross section have been addressed in the revised Civil Plan Set.
2. Previous comments regarding Plan Set D-3 Details & Specifications, 2.01 Record Drawings have been addressed in the revised Civil Plan Set.
3. Previous comments regarding DIGSAFE notification and separate notification to the Town of Colchester have been addressed in the revised Civil Plan Set.
4. Town ordinance requires any roadway that serves five or more residential units is required to become a public road, unless a waiver is provided by the Director of Public Works. The applicant has requested a waiver and will be receiving approval from the Director of Public Works.
5. All new driveway entrances shall be constructed in conformance with Figure 3.10 of the DPW Specifications and Standards.
6. The proposed turnaround design shall conform to Figure 3.5 of the DPW Specifications and Standards.
7. Intersection sight distances equal to or greater than those shown on the Chart in Figure 3.9, shall be provided in both directions for all driveways entering on privately owned, major roadway segments.
8. Crosswalk pavement markings have been revised to meet the most recent addition of the MUTCD.
9. Applicant has submitted and updated Traffic Impact Study prepared by METHODS Consulting meeting the requirement of previous comments.

§ 9.05-K Pedestrian Access: The proposed project is located within the Sunderland Farms Community PUD, which was approved as a mixed-use development including dense, multi-unit dwellings and associated commercial development. The subdivision was approved with multi-use paths and sidewalks. The proposal includes the extension to Shea Drive, which will include a 5 ft concrete sidewalk. An existing pedestrian trail appears to be located on the 0 Roosevelt Highway parcel, with the approximate trail centerline shown on Plan Sheets C-2. The applicant narrative states that part of the PUD amendment includes a connection to this trail at the southwest corner of the site and the plans depict stairs down to the trail.

Per the memo from the Department of Public Works titled, “242 Severance Road – PP-26-19/FP-26-20/SP-26-38” dated June 25, 2026:

1. Previous comments regarding Plan Set Drawing D-1 detectable warning plates have been addressed in the revised Civil Plan Set.

§9.05-L Utilities: All utilities shall be underground. It should be noted that all transformers and utility cabinets shall be screened in accordance with the requirements of §10.05.

§ 9.05-M Traffic: The development shall not cause unreasonable highway congestion or unsafe conditions with respect to use of the highways existing or proposed. In their narrative, the applicant recalls the 2019 traffic analysis provided by RSG which estimated a total of 145 am peak trips and 156 pm peak trips would be generated at build-out. The applicant submitted “Sunderland Farms - Transportation Impact Study Update” dated April 15, 2026 which indicates that the present and proposed development will generate 112 am peak trips and 140 pm peak trips. No additional improvements appear to be required with the proposed increase in trips.

§ 9.05-N Storm Drainage & Erosion Control: **The total land disturbance associated with the proposal should be clarified by the applicant at the hearing;** the Final Plan application notes 1.2 acres of land disturbance while Plan Sheet C-10 (EPSC Plan) indicates 3.15 acres of land disturbance. Lot coverages will generally increase to a range between 62.8% and 78.3%. The applicant’s cover letter indicates that the Stormwater Discharge Permit will be amended to treat the additional impervious surface. The new impervious surfaces will be treated on-site via two underground infiltration chamber systems. The applicant’s narrative states the updated project has already obtained an updated State Stormwater Construction Discharge Permit.

Per the memo from the Department of Public Works titled, “242 Severance Road – PP-26-19/FP-26-20/SP-26-38” dated June 25, 2026:

1. The work proposed is understood to create or redevelop ½ acre or more of impervious surfaces, a State Stormwater permit is required. If the applicant is under the jurisdiction of an existing State Stormwater Permit, other thresholds may apply. A copy of the permit application documents, and a copy of the permit approval shall be provided to the Town prior to the issuance of a building permit.
2. The work proposed is understood to result in 1 acre or more of land disturbance, a State Construction General Permit is required. A copy of the permit application documents and a copy of the permit approval shall be provided to the Town for review prior to the issuance of a building permit. Prior to the issuance of a certificate of occupancy, the applicant or their agent shall provide a written certification from a professionally licensed engineer, or a state certified erosion control technician, certifying compliance with the approved State permit. At a minimum, all construction shall be conducted in accordance with the Low Risk Site Handbook for Erosion Prevention and Sediment Control.
3. The Sketch Plan application included the proposed stormwater infrastructure and grading plans for review by DPW.
4. Erosion control plans have been updated to conform to requirements of the State Construction General Permit and reviewed by DPW.

The November 18, 2024 approval included the following EPSC Phasing Plan:

- a. Phase A (1/1/2025 – 6/1/2026): 1.25 acres of disturbance, which includes the construction of Buildings 7 & 9 and associated site work on Lots 7 – 10.
- b. Phase B (1/1/2025 – 6/1/2026): 1.52 acres of disturbance, which includes the construction of Shea Drive STA 207+50 to 209+25, Dylan Avenue STA 106+50 to 112+15, management of stockpiled material on Lots 11, 12, & 17.
- c. Phase C (1/1/2025 – Ongoing): 1.57 acres of disturbance, which includes the management of stockpiled material on Lots 23, 23A, & 24A. Management of this topsoil pile is ongoing and will likely continue beyond 2026 as the material will be used on future lots.
- d. Phase D (1/1/2025 – 9/1/2025): 1.48 acres of disturbance, which includes the management of stockpiled material on Lots 20, 21, & 21A. This phase was modified under this decision to include the removal of the soil stockpile on Lot 21A by July 1, 2025.
- e. Phase E (7/1/2025 – 6/1/2026): 0.40 acres of disturbance, which includes the construction of shared amenity space on Lots 18 & 18A.

The applicant is proposing to modify this phasing plan as follows:

- a. Phase A (6/1/2026 - 6/1/2029): 3.15 acres of disturbance, which includes the construction of Shea Drive STA 209+28 to 212+46, Buildings 11, 12, 13, 25, 26 & 27 and associated site work on Lots 11-14, 25-27.
- b. Phase B (Ongoing – 6/1/2029): 1.57 acres of disturbance, which includes the management of stockpiled material on Lots 23, 23A, & 24A. Management of this topsoil pile is ongoing and will likely continue at a minimum for the duration of Phase A (6/1/2029).
- c. Phase C (Ongoing – 10/15/2026): 1.87 acres of disturbance, which includes the construction of Buildings 7 & 9 and associated site work on Lots 7 – 10.
- d. Phase D (Ongoing – 12/31/2026): 0.40 acres of disturbance, which includes the construction of shared amenity space and associated site work on Lots 18 & 18A.

As part of their proposal, the applicant included Plan Sheet EX-4 “Outside Material Storage Area” to request approval of the currently used gravel area for contractor parking, and outside material storage. The area has been expanded year-over-year without formal approval. Below, please see Nearmap Imagery from select years:



Nearmap Imagery, 2020



Nearmap Imagery, 2022



Nearmap Imagery, 2024



Nearmap Imagery, 2026

Staff understands that the development is in the process of being constructed, and storage of materials and parking for contractors will need to be accommodated. However, it has been documented that this property has been used for storage of contaminated soils from the Exit 16 Diverging Diamond project, and Staff has raised concerns about operation of the site as a regional contractor's yard to the property owner on numerous occasions. **Staff strongly advises the Board against approval of the outside storage and parking area as proposed by the applicant, and requests that the Board ask the applicant to either remove the storage yard entirely, or reduce the size to that of the area in 2020/2022.**

§ 9.05-O Excavation & Grading: No new public infrastructure is proposed. No stumps, wood, roots, other fibrous materials or refuse shall be used as fill.

§ 9.05-P Outdoor Lighting: The project includes the installation of outdoor lighting fixtures. Per §10.02-C, the subject properties are located in the GD3 District and are therefore subject to review under Lighting District 3. The applicant is proposing to install 21 lighting fixtures and has depicted the layout on Plan Sheet C-7. The fixtures will be mounted either on a 15-ft pole, 3-ft bollard, or 14-ft pole, which meets the maximum 15 ft mounting height for parking lot lighting in Lighting District 3. The applicant narrative Average illumination shall not exceed 1.0 foot-candles (fc) and uniformity ratio shall not exceed 20:1. The applicant has calculated average illumination level and the uniformity ratio across three "calculation surfaces". **The applicant shall clarify why three calculation surfaces have been provided. Additionally, calculation surface 2 appears to exceed the maximum average illumination level of 1.0 fc at 1.03 fc.** The applicant narrative notes all lighting will be downcast "dark-sky" compliant lighting and will match the previously approved fixtures for the Planned Unit Development. Per §10.02-D(3), at least 75 percent of all parking lot lighting fixtures shall be turned off no more than one hour after the close of business. Since the building is entirely residential, this requirement does not appear to be applicable. All lighting fixtures shall not cast direct light beyond the boundaries of the property on which they are located. **The applicant should clarify at the hearing whether any illumination levels will cast beyond the two subject properties, as the point-analysis does not terminate at values of 0.00.**

§ 9.05-Q Municipal Facilities & Recreation Areas: According to the Colchester, Vermont Official Map (2017), no planned municipal or recreation facilities appear to be located in proximity to the subject property.

§ 9.05-R Governmental Services: The proposed access will be expected to comply with the requirements of Chapters 4 and 7 of the Colchester Code of Ordinances. The access to the buildings (Private Road – Shea Drive) will be expected to comply with DPW Specifications and Standards. The parking areas generally include a 24 ft circulation lane. Turning radii entering the parking areas appears to be 20 ft. The end of Shea Drive appears to facilitate the turning around of emergency vehicles. A Fire Truck AutoTURN model was run using a Sutphen SPH100, which the Fire Chief has confirmed is the largest vehicle owned by the Town. The model shows that fire access is facilitated throughout. The driveway shall be constructed so as to support a forty-thousand-pound vehicle. The driveway shall have a minimum of thirteen and one-half-foot height clearance. Designated snow storage areas have been delineated. The project shall not place an

unreasonable burden on the ability of the municipality to provide municipal or governmental services, including educational services, and facilities. The applicant revised the plans so as to provide two hydrants, with one located at the end of Shea Drive and one located in the center of the parking area behind Buildings 12 and 25.

Per Section 4-30 of the Colchester Code of Ordinances, Emergency Access Boxes shall be required for new structures and existing structures except Accessory structures; and Residential structures containing three (3) or less units, unless otherwise required in Section 7-10 and 7-11 in Chapter 7 of the Colchester Code of Ordinances.

- (a) Knox Company box specified by the Colchester Fire Chief or his or her designee and shall be installed at a location specified by the Fire Chief or designee.
- (b) If there is a gated perimeter fence on the property, the access box shall be located immediately adjacent to the exterior of the gate. The property owner shall be responsible for ensuring that the keys are updated whenever locks are changed. Keys must be provided for all rooms and areas of a facility. Each box shall contain the following keys.
 - (1) Perimeter gate access key (where applicable).
 - (2) Fire alarm panel access key (where applicable).
 - (3) Structure alarm key (where applicable).
 - (4) One (1) master key for each floor of the structure.
 - (5) Structure sprinkler shutoff key (where applicable).
 - (6) Elevator key (where applicable).
 - (7) Keys to exterior controls for automatic overhead doors.
 - (8) Additional keys as determined necessary by the Fire Chief.

Prior to issuance of a Certificate of Occupancy, the emergency access box shall be installed.

§ 9.05-S Aesthetics: The development shall not have an undue adverse effect on the scenic or natural beauty of the area and aesthetics. The proposal is to construct six 12-unit multi-unit dwellings and combined a portion of a parcel with a previously approved Planned Unit Development located in the GD3 District. The proposal appears to be in alignment with the goals of the GD3 District. The proposal appears to focus development away from any sensitive natural resources on the 0 Roosevelt Hwy parcel. The applicant narrative notes much of the Wright & Morrisey lot will be placed in conservation.

§ 9.05-T Town Plan: In the 2019 Colchester Town Plan, the project is located within the Growth Center Neighborhood, which states “As the Town’s designated growth center, Severance Corners is the focal point for the community’s growth during the term of this plan and the long term. The area is served by both municipal fee-based water and fee-based sewer...Development for this area should attempt a balance of residential and commercial uses, respecting markets which ultimately determine this balance... Form based zoning was implemented in 2013 to encourage higher densities and additional commercial development...” The proposal to develop six multi-unit dwellings within the Sunderland Farms Community PUD appears to conform with the 2019 Town Plan.

§ 9.05-U Owners Association: The project includes the development of six multi-unit dwellings in the Sunderland Farm Community PUD. The PUD is owned by Sunderland Farms Community LLC, which appears to oversee the management and maintenance of all shared infrastructure serving the subdivision. It does not appear that any additional review is warranted under this criterion.

§ 9.07-C General Standards: The project, a Planned Unit Development (PUD), includes a mixture of commercial and residential uses. The PUD meets the minimum overall size of 1.5 acres. There is no underlying density for the GD3 District. There is no buffer requirement for the GD3 District. The proposed project area is generally flat but there are steep slopes, wetlands, and surface waters present within the PUD. The inclusion of the 0 Roosevelt Hwy parcel appears to include more sensitive natural areas, but development appears to be focused away from such resources. The applicant narrative notes much of the Wright & Morrissey lot will be placed in conservation.

§ 9.07D(1) Specific Standards: The applicant may request waivers of PUD Buffer, Lot Coverage, Public Road Frontage, Lot Size, or Internal Setbacks as part of a PUD. Under this application, the applicant is not requesting waivers or reductions for PUD Buffer (not applicable), Lot Coverage (conforms), or internal setbacks (conforms). As discussed under §4.03-F, the applicant has requested modifications of lot sizes for certain lots. The applicant will also need frontage waivers for the creation of new lots at 0 Roosevelt Hwy. **The Board shall consider the request and issue a decision as part of the overall decision on the application.**

§ 9.07-D(2) PUD Buffer Requirements: As the project is located within the GD3 District, a planned unit development buffer is not required.

§ 9.07-D(3) Lot Size and Dimensional Requirements: As discussed under §4.03-F, the applicant has requested modifications of lot sizes for certain lots. Within a PUD the DRB may waive the minimum lot sizes requirements if the project is consistent with the Town's Municipal Plan and Chapters Seven and Eight of the Colchester Code of Ordinances. The Board shall consider the request and issue a decision as part of the overall decision on the application.

§ 9.07-D(4) Open Space: As the project is located within the GD3 District, the open space requirement does not apply.

§ 9.07-D(5) Recreation Areas: Informal recreation amenities shall be provided for projects resulting in five or more new units or lots with sites larger than 3 acres (except for non-residential projects). Any project involving 50 or more new units shall be required to provide an active recreational amenity as defined by this ordinance. The proposal is to develop six multi-unit dwellings located in the Sunderland Farm Community PUD. The PUD was previously approved with recreational amenities, and these amenities are not proposed to change as part of this application. The applicant narrative states "This project amendment sets aside area for access to unimproved trails, including a connection to the trail area at the southwest corner of the site. There are also areas for seating (picnic tables & benches) in proximity to the proposed 12-plexes to be utilized as site amenities. These improvements are in addition to the previously approved (and recently expanded) recreation area on lots 18 and 18A." The applicant has depicted stairs

for the trail connection at the southwest corner (on Lot 27). **The Board shall determine whether the proposed and existing recreation amenities satisfy the recreation requirement under § 9.07-D(5).** Staff notes that approval of this application would result in 235 dwelling units in the PUD.

§ 9.07-D(6) Varied Types of Dwellings: Identical replication of structures, textures and color are strongly discouraged in PRD/PUDs as well as the proposed building should blend with the existing character of the area. The applicant is proposing six multi-unit buildings with three different building styles to front along the C street. The buildings appear to be modern in style, and are consistent with the existing buildings in the Sunderland Farm Community PUD.



Memo

From the Department of Public Works

To: Zachary Maia, Development Manager
From: Department of Public Works (Randy Alemy, Director of Public Works)
Date: June 25, 2026
Re: 242 Severance Road – PP-26-19/FP-26-20/SP-26-38

We have reviewed the referenced project and offer the following comments:

CHAPTER 10 – SEWERS

1. The Department of Public Works provides only a cursory review any wastewater and water designs. The Town has reverted its authority to administer the Wastewater Rules back to the State of Vermont. A Wastewater and Potable Water Supply Permit may be required for this project. If so, a copy of the permit approval is required prior to the issuance of any building permit.
2. Applicant has submitted a summary table associated with Water/Sewer Allocation assigned to Sunderland Farms Community. Reviewing Town documentation and the applicant's summary table, there is adequate sewer allocation owned by the applicant and available to serve this project.
3. As the project advances through the various stages of development, occupancy of any structure shall not be granted until a wastewater installation certification letter is received, or the project is deemed exempt from this requirement by the authority having jurisdiction. Prior to the issuance of a certificate of occupancy, the Department of Public Works (DPW) shall be notified of any new connections to the sewer system. A copy of the wastewater installation certification letter shall be forwarded to DPW. The wastewater installation certification letter shall confirm that all downstream wastewater infrastructure has been installed, tested, and certified in accordance with the approved plans for this project and the overall development project.

CHAPTER 14 – CONSTRUCTION STANDARDS APPLICABLE TO LAND DEVELOPMENT

1. Previous comments regarding Plan Set Drawing C-8 Shea Drive roadway cross section have been addressed in the revised Civil Plan Set.
2. Previous comments regarding Plan Set Drawing D-1 detectable warning plates have been addressed in the revised Civil Plan Set.
3. Previous comments regarding Plan Set D-3 Details & Specifications, 2.01 Record Drawings have been addressed in the revised Civil Plan Set.
4. Previous comments regarding DIGSAFE notification and separate notification to the Town of Colchester have been addressed in the revised Civil Plan Set.

5. Town ordinance requires any roadway that serves five or more residential units is required to become a public road, unless a waiver is provided by the Director of Public Works. The applicant has requested a waiver and will be receiving approval from the Director of Public Works.
6. All new driveway entrances shall be constructed in conformance with Figure 3.10 of the DPW Specifications and Standards.
7. The proposed turnaround design shall conform to Figure 3.5 of the DPW Specifications and Standards.
8. Intersection sight distances equal to or greater than those shown on the Chart in Figure 3.9, shall be provided in both directions for all driveways entering on privately owned, major roadway segments.
9. Crosswalk pavement markings have been revised to meet the most recent addition of the MUTCD.
10. Applicant has submitted and updated Traffic Impact Study prepared by METHODS Consulting meeting the requirement of previous comments.

CHAPTER 18 - STORMWATER

1. The work proposed is understood to create or redevelop ½ acre or more of impervious surfaces, a State Stormwater permit is required. If the applicant is under the jurisdiction of an existing State Stormwater Permit, other thresholds may apply. A copy of the permit application documents, and a copy of the permit approval shall be provided to the Town prior to the issuance of a building permit.
2. The work proposed is understood to result in 1 acre or more of land disturbance, a State Construction General Permit is required. A copy of the permit application documents and a copy of the permit approval shall be provided to the Town for review prior to the issuance of a building permit. Prior to the issuance of a certificate of occupancy, the applicant or their agent shall provide a written certification from a professionally licensed engineer, or a state certified erosion control technician, certifying compliance with the approved State permit. At a minimum, all construction shall be conducted in accordance with the Low Risk Site Handbook for Erosion Prevention and Sediment Control.
3. The Sketch Plan application included the proposed stormwater infrastructure and grading plans for review by DPW.
4. Erosion control plans have been updated to conform to requirements of the State Construction General Permit and reviewed by DPW.

Please notify the Department of Public Works if you have questions or require additional details.



CHAMPLAIN WATER DISTRICT
Dedicated to Quality Water & Service



First In The Nation ~ Excellence In Water Treatment, Partnership For Safe Water

To: Zachary Maia, Director of Planning and Zoning

From: Champlain Water District, Matthew Guerino, Distribution Director

Date: June 24, 2026

Re: FP-26-20, Sunderland Farms Community- Final Plat

The Champlain Water District has reviewed the above referenced plans and have the following comments:

1. The following note must be provided on all plan sheets and detail pages: **All water lines and appurtenances shall be installed in accordance with the Champlain Water District Specifications and Details for the Installation of Water Lines and Appurtenances, current edition, henceforth CWD Specifications."**
2. The project shall be constructed, completed, maintained, and operated in accordance with the approved plans. No changes shall be made in the project without the written approval of the appropriate CWD Division.
3. Anchor tees (aka: Hydrant tees and Swivel tees) shall be Class 350 ductile iron, cement lined, conforming to AWWA/ANSI C110/A21.10, C111/A21.11, and C104/A21.4. In lieu of Anchor tees, Mechanical Joint tees may be used if a Foster Adaptor is used to secure the valve directly to the branch of the tee.
4. Gate valve boxes located in roadways or sidewalks shall have one non-adjustable paving riser of a height ranging from two-inches (2") to four-inches (4") as need to be brought to final pavement grade.
5. Curb boxes located in roadways or sidewalks shall be placed inside a gate valve box top section with cover and brought to final pavement/concrete grade with one non-adjustable paving riser per #10 above.
6. V-Bio polyethylene encasement is required for all ferrous material installations underground. This includes fittings for PVC and HDPE pipe.
7. Cor-Blue T-bolts and nuts are required for underground installations.
8. Tracer wire and termination box specifications are required for all plastic pipe.

9. The appropriate CWD Division shall be notified in advance to inspect all mechanical joint fittings, main line taps, appurtenances, thrust blocks, and water line crossings prior to occurrence of back filling.
10. Fire Hydrants shall be Kennedy K-81 D or Waterous Pacer and shall conform to AWWA C502. Note: Waterous Pacer hydrants shall be installed with a Boston Operating Nut.
11. 4" Storz pumper nozzle connections are required on hydrants. Spring loaded hydrant flags and Storz connections shall be installed before new lines are turned on by the Department.
12. Concrete thrust blocks shall be installed on caps, tees, hydrants and bends of 22.5 degrees and greater. Thrust blocks shall be used in conjunction with "Mega-Lug" restraining glands or approved equal. Poured in place thrust blocks shall be neatly formed with wooden side forms against undisturbed soil.
13. No parallel underground utility (ex. phone, electric, cable, gas) shall be designed or installed within four feet (4') of the water main from either side, or above the water main from the bottom of the main to finish grade. Storm sewer and sanitary sewer separations are only as allowed in these specifications and the VT Water Supply Rule. No building or structure shall be built above the water line or within the water line easement. All projects that may cross or impact existing transmission or water distribution lines shall include the requirement to field verify all water associated infrastructure that may be impacted.
14. No water lines shall be installed after November 15 or before April 1 without prior approval of the appropriate CWD Division. The appropriate CWD Division may restrict work before November 15 and after April 1 during adverse weather conditions. CWD does not allow excavating for water mains during the winter months except by special permission.
15. The applicant or project engineer shall be responsible for the submittal of test results to the appropriate CWD Division. Submittal of all test results shall be required prior to the water main being placed into service.
16. Record drawings, prepared by a VT licensed Professional Engineer shall be provided to the appropriate CWD Division in pdf. and Auto-CAD format. Drawings shall include ties to all gate valves and curb stops to sub-meter accuracy.

It is the responsibility of the contractor to be familiar with the CWD Specifications beyond what is included in this information. The Champlain Water District Specifications and Detail for the Installation of Water Lines and Appurtenances information can be found at www.champlainwater.org

Plan Specific Comments:

1. Please continue to communicate with Colchester Water System and CWD Staff during water line and appurtenances.